

04-○-0340

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: COUNCILMEMBER CLETA WINSLOW

Z-04-05  
1/13/04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **Rockwell Street, S.W./Coleman Street, S.W./Stephens Street, S.W./McDaniel Street, S.W. (aka 455 Rockwell Street, S.W.)** be changed from the **RG-3-C (Residential General-Sector 3-Conditional)** District to the **RG-4 (Residential General-Sector 4)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **86** of the **14<sup>th</sup>** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

Legal Description

Combined Parcels

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 86 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the northern right of way of Rockwell Street (37.9 feet from original centerline) and the eastern right of way of Coleman Street (34 feet from original centerline); thence along said eastern right of way of Coleman Street North 00° 01' 32" East a distance of 893.01 feet to a point at the intersection of said eastern right of way of Coleman Street and the southern right of way of Stephens Street (25 feet from centerline); thence along said southern right of way the following courses and distances: South 83° 23' 47" East a distance of 248.87 feet to a point; thence along a curve to the left an arc distance of 72.80 feet (said curve having a radius of 1292.41 feet, a chord distance of 72.79 feet and a chord bearing of South 85° 33' 19" East) to a point; thence South 87° 50' 53" East a distance of 281.83 feet to a point at the intersection of said southern right of way of Stephens Street and the western right of way of McDaniel Street (25 feet from centerline); thence along said western right of way of McDaniel Street South 00° 50' 27" West a distance of 649.21 feet to an iron pin found; thence leaving said right of way of McDaniel Street North 89° 55' 12" West a distance of 170.02 feet to a ½" rebar found; thence South 00° 51' 59" West a distance of 199.80 feet to a ½" rebar found on the northern right of way of Rockwell Street; thence along said northern right of way North 89° 55' 48" West a distance of 419.25 feet to an iron pin set and the POINT OF BEGINNING. Said tract containing 11.05 acres.

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